

**SECTION 1. PLANNING GRANT APPLICATION FORM**

<b>Applicant (Agency &amp; address – including zip)</b>		<b>Proposed Date of Completion:</b> 11/30/2013
Community Health Services Mendocino County Health and Human Services Agency 1120 So. Dora Street Ukiah, CA 95482	<b>Check one</b>	<b>Grant Amount Requested:</b> \$461,340
	City <input type="checkbox"/>	If Joint Proposal, list participating entities/contact:
	County <input checked="" type="checkbox"/>	
	COG <input type="checkbox"/>	
	RTPA <input type="checkbox"/>	
	JPA <input type="checkbox"/>	
Joint Proposal <input type="checkbox"/>	Nash Gonzalez, Director, Mendocino County Building and Planning Department Dennis Slota, Hydrologist, Mendocino County Water Agency Charley Stump, Director, City of Ukiah Planning Department Marie Jones, Director, City of Fort Bragg Community Development Department	

<b>Lead Applicant's Name:</b>	Community Health Services, Mendocino County Health and Human Services Agency
<b>Title of Proposal (summarize the deliverable to be funded by this grant)</b>	<b>Mendocino County and Cities Collaborative Sustainable Communities Program (Mendo-Collaborative).</b> This project includes development of the Mendocino County Sustainable Land Use Code and Stormwater Ordinance and several projects for the Cities of Ukiah and Fort Bragg, including two Climate Action Plans, a General Plan Sustainability Element, a Greenhouse Gas (GHG) Emissions Inventory, and a Downtown Zoning Code.
<b>Applicant's Representative Authorized in Resolution</b> Name: Stacey Cryer Title: Director, Mendocino County Health and Human Services Agency Phone: (707) 472-2799 Email: criers@co.mendocino.ca.us	<b>Person with Day to Day Responsibility for Plan (if different from Authorized Representative)</b> Name: Linda Helland Title: Coordinator Phone: (707) 472-2727 Email: (hellandl@co.mendocino.ca.us)

*Check all of the following that are incorporated or applicable to the proposal:*

Focus Area		Program Objectives
<input checked="" type="checkbox"/> Focus Area #1	<input checked="" type="checkbox"/> Applying for 20% EDC set aside	
<input type="checkbox"/> Focus Area #2	<input checked="" type="checkbox"/> Improve air and water quality	
<input type="checkbox"/> Focus Area #3	<input checked="" type="checkbox"/> Promote public health	
<b>Eligibility Requirements (mandatory)</b>	<input checked="" type="checkbox"/> Promote equity	
<input checked="" type="checkbox"/> Consistent with State Planning Priorities	<input checked="" type="checkbox"/> Increase affordable housing	
<input checked="" type="checkbox"/> Reduces GHG emissions on permanent basis	<input checked="" type="checkbox"/> Increase infill and compact development	
<input checked="" type="checkbox"/> Collaboration requirements	<input checked="" type="checkbox"/> Revitalize urban and community centers	
<b>Priority Considerations</b>	<input checked="" type="checkbox"/> Protect natural resources and agricultural land	
<input checked="" type="checkbox"/> Demonstrates collaboration and community involvement	<input checked="" type="checkbox"/> Reduce automobile usage and fuel consumptions	
<input checked="" type="checkbox"/> Addresses climate change impacts	<input checked="" type="checkbox"/> Improve infrastructure systems	
<input checked="" type="checkbox"/> Serves as best practices	<input checked="" type="checkbox"/> Promote water conservation	
<input checked="" type="checkbox"/> Leverages additional resources	<input checked="" type="checkbox"/> Promote energy efficiency and conservations	
<input checked="" type="checkbox"/> Serves economically disadvantaged community	<input checked="" type="checkbox"/> Strengthen the economy	
<input checked="" type="checkbox"/> Serves a severely disadvantaged community		

I certify that the information contained in this application, including required attachments, is complete and accurate:

Signature:



Applicant's Authorized Representative as shown in Resolution

31 August 2010

Date

Print Name and Title:

Stacey Cryer, Director, Mendocino County Health and Human Services Agency

## SECTION 2. PROPOSAL SUMMARY STATEMENT

**Need for the Proposal.** Mendocino County (pop. 90,299) is located along northern California's Pacific coast, where vineyard-covered hillsides, deep fertile valleys, and rugged mountains and coastline are spread over 3,510 square miles. In recent years, the county population has increased in diversity, with the 2008 Census update reporting a population that is 20% Hispanic and 5% American Indian. Mendocino County has a long history as a proponent and early adopter of energy conservation and environmental stewardship strategies. Real Goods Solar, a local business, sold the first solar system in the US in 1978 and in 2004 Mendocino County became the first county in the nation to conserve natural agricultural practices by banning growing of genetically modified crops and animals.

To ensure that natural and social capital is protected, County and City jurisdictions need to update planning documents to guide development with sustainable practices that will maintain a desirable quality of life and restore a once-strong economy. The common needs of the County and its largest Cities form the foundation for the proposed *Mendocino County and Cities Collaborative Sustainable Communities Program (Mendo-Collaborative)*. Readiness for this project is demonstrated by several recent accomplishments. For example, the County adopted an updated General Plan in 2009 and now proposes to proceed with implementation through the establishment of a Sustainable Land Use Code. Mendocino County's two largest Cities—Fort Bragg (pop. 6,855) and Ukiah (pop. 15,682), the County Seat—have worked together with the County of Mendocino to develop this proposal. By collaborating beyond traditional jurisdictional boundaries, planners will:

- Align standards and ordinances for a common approach to environmental protection, economic development, and equity for all community residents and businesses;
- Further integrate sustainability and health impact assessment into the planning realm;
- Provide for an economy of scale by sharing planning documents, elements, language, and graphics;
- Identify regional opportunities to reduce Greenhouse Gas (GHG) emissions;
- Engage broad community representation through coordinated community outreach, working through safety net providers, tribal entities, and other groups, and accessible public meetings; and
- Work with the county's health department to assess the health impact of all planning documents.

**How Proposal Meets Intent of Focus Area.** The *Mendo-Collaborative* proposal is submitted in the Economically Disadvantaged Communities Priority Area and the Local Sustainable Planning (#1) Focus Area. The County, Fort Bragg, and Ukiah will develop local plans and codes to reduce greenhouse gas (GHG) emissions, coordinating to collectively reduce countywide GHG emissions and create sustainable communities. The partnership will streamline separate planning processes by sharing information and documents. Both Cities will complete Climate Action Plans and identify a process for implementation. (The County plans to initiate this process during the second round of Sustainable Communities funding.)

Mendocino County Community Health Services (CHS) is the funding applicant. Each of the proposed interlinked planning activities represents a critical strand in the creation of a truly sustainable community. The project addresses all Sustainable Communities Program Objectives through a systematic and integrated framework of goals, policies, and implementing regulations that will guide future decisions and actions in balancing immediate and long-term needs to provide economic, environmental, and social sustainability. Principles and techniques will be developed to promote a more efficient use of community resources, infrastructure, and services by creating land use strategies that integrate and apply compact/infill, mixed use, transit-oriented, walkable, location efficient, equitable development principles.

- **MENDOCINO COUNTY.** The County Planning and Building Services Department will consolidate disparate outdated codes into a Sustainable Land Use Code as an implementing document for the General Plan adopted in 2009. The County Water Agency will develop a Stormwater Ordinance for incorporation into the new Sustainable Land Use Code.
- **CITIES.** Fort Bragg will complete a Climate Action Plan and General Plan Sustainability Element; Ukiah will complete a GHG Emissions Inventory, Climate Action Plan, and Downtown Zoning Code.

## SECTION 3. PROPOSAL DESCRIPTION

### STEP 1. THRESHOLD REQUIREMENTS

#### **1. How proposal is consistent with State Planning Priorities**

**1a. Promote infill development.** The proposed Sustainable Land Use Code will implement the Mendocino County 2009 General Plan Update, which will facilitate infill development, result in affordable housing, allow for the combination of commercial and residential uses, and encourage live-work units. The County's Sustainable Land Use Code will apply to unincorporated parts of the county, including the many existing unincorporated towns. The Fort Bragg Sustainability Element and the Ukiah Downtown Zoning Code will also promote infill development.

**1b. Protect resources.** Mendocino County's new Land Use Code will combine existing Zoning and Resource Codes, resulting in a comprehensive and consistent code that facilitates more effective oversight and protection of timberlands, agricultural lands, and riparian corridors, especially in new subdivisions, where tree retention will be encouraged. The County's Stormwater Ordinance will encourage Low Impact Development (LID), including parking lots that allow treatment of stormwater prior to discharge into the water supply. Fort Bragg's General Plan Sustainability Element will include LID and green building policies that will help protect resources, as will the Ukiah Downtown Zoning Code.

**1c. Encourage efficient development.** Development standards in all jurisdictions will facilitate infill development and promote LID techniques for stormwater management while preserving agricultural lands and resource lands from development.

#### **2. Describe how the proposal will reduce GHG emissions**

**2a. Consistency with Global Warming Solutions Act.** Both partnering Cities are members of the Local Governments for Sustainability Cities for Climate Protection (ICLEI/CCP) campaign, which provides an effective structure for initiation of local mitigation and adaptation actions. Consistent with California's Global Warming Solutions Act of 2006, Mendocino County proposes to reduce GHG emissions by 15% by 2015 and by 20% by 2020. Among other indicators, jurisdictions will track GHG emissions by monitoring vehicle miles traveled (VMT), particulate matter, and residential energy consumption. Reductions will be accomplished through strategies described in this proposal—Sustainable Land Use Code, Sustainability Elements, GHG Emissions Inventory, and Climate Action Plans. Fort Bragg has completed a GHG Emissions Inventory and set the following emissions reduction goals: 5% by 2015 and 30% by 2020. Ukiah, the only City that has not already done so, will conduct a GHG Emissions Inventory and will then track GHG emissions, as required by the Global Warming Solutions Act. Jurisdictions will develop aligned criteria for reviewing all development proposals in light of impact on GHG emissions.

<b>2. APPLICABLE REGIONAL PLANS</b>	<b>HOW PROJECT IS CONSISTENT WITH REGIONAL PLANS</b>
California Department of Water Resources Water Plan	Reduces water demand by incorporating standards for rainwater harvest, greywater recovery, and drought-tolerant landscaping.
California Energy Action Plan	Addresses new technology in energy, including photovoltaic and wind energy.
California Model Water Efficient Landscape Ordinance (MWELo)	Ensures that commercial developments comply with MWELo requirements.
California Regional Haze Plan	Includes reductions in particulate matter.
California Transportation Plan	Addresses mobility and accessibility as related to land use.
City General Plans	Addresses goals and priorities of City General Plans.
Local Coastal Plan	Addresses coastal development and municipal activities.
Mendocino County General Plan	California Government Code Section 65860 requires that the County Zoning Ordinance be consistent with the General Plan Update, which was adopted on August 17, 2009.

2. APPLICABLE REGIONAL PLANS	HOW PROJECT IS CONSISTENT WITH REGIONAL PLANS
Air Quality Mgmt. District, 2005 Particulate Matter Attainment Plan	Targets reductions in particulate matter and GHG emissions.
Mendocino Air Quality Management District, 2005 Reduction in VMT Plan	Targets reductions in Vehicle Miles Traveled (VMT).
Mendocino Council of Governments (MCOG) Regional Blueprint Plan	Aligned with MCOG Sustainability Blueprint Plan. MCOG also consulted in the development of this proposal.
Mendocino County General Plan Water Quality Policies (RM 19-23)	Incorporates development standards into Land Use Code, addressing design, parking, construction, and landscaping.
Mendocino County Housing Element	Provides for and enforces affordable housing.
Mendocino County Regional Transportation Plan (RTP)	Provides development standards for compact, resource efficient communities where residents walk, bike, or take transit to meet daily needs, thus reducing emissions and improving their health.
Regional Housing Needs Allocation (RHNA)	RHNA requires 73% of affordable housing (2,552 units) to be in unincorporated areas. The project will incorporate standards into the Land Use Code to promote mixed-use development.
North Coast Integrated Regional Water Management Plan (NCIRWMP)	Addresses water quality and stormwater management/treatment requirements in development proposals, protects natural resources, and provides for efficient water and energy use.

### 3. Collaboration Requirement

The Collaboration Requirement for Focus Area #1 is to provide a detailed explanation of how the project is consistent with the region's goals. The listing above details the ways in which the project is consistent with regional plans and priorities, and these are also discussed in Section 6 and corroborated in the attached Letter of Support from the Mendocino Council of Governments (MCOG). The proposed project will further each jurisdiction's efforts to implement the goals of SB 375 by:

- Creating unified GHG emissions reduction targets that are codified in the Sustainable Land Use Code and Climate Action Plans.
- Linking regional transportation planning with housing efforts.
- Streamlining review of projects that conform to the Sustainable Land Use Code.

## STEP 2. PROGRAM OBJECTIVES

➤ **Partners in the proposed Mendo-Collaborative will address all 12 of the State program objectives, making the project eligible for the full 60 points available in this section.**

OBJECTIVE	MENDOCINO CO.	FORT BRAGG	UKIAH
Improve Air and Water Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Promote Public Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Promote Equity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Increase Housing Affordability	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Increase Infill and Compact Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Revitalize Urban and Community Centers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Protect Natural Resources and Agricultural Lands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reduce Automobile Usage and Fuel Consumption	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Improve Infrastructure Systems	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Promote Water Conservation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Promote Energy Efficiency and Conservation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Strengthen the Economy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Several of the State objectives are already being addressed. For example, Community Health Services, the county public health entity, has been working with MCOG, the Cities of Fort Bragg and Ukiah, and the

County Planning Department for several years to provide input on major plans and projects, to assure that they contribute to positive health outcomes and meet the needs of vulnerable populations. Planning activities proposed by each jurisdiction are summarized below and discussed in the following narrative, which provides responses to the questions listed in Appendix K of the Grant Guidelines. *Note that planning components are shown below, by jurisdiction. However, the narrative responses provide summary descriptions for each component, rather than separate descriptions for each jurisdiction. Where one jurisdiction plans a specific activity, the jurisdiction's name is shown in parentheses. Note also that tables for each component provide preliminary baseline data to the extent possible. An early task of the Mendo-Collaborative Coordinator will be to research definitive baseline data for each indicator.*

PROJECT	MENDOCINO CO.	FORT BRAGG	UKIAH
Sustainable Land Use Code	<input checked="" type="checkbox"/>		
Stormwater Ordinance	<input checked="" type="checkbox"/>		
Climate Action Plan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sustainability Element of General Plan		<input checked="" type="checkbox"/>	
Municipal and Citywide GHG Emissions Inventory			<input checked="" type="checkbox"/>
Downtown Zoning Code			<input checked="" type="checkbox"/>

### EDC Set Aside

**1. How EDC residents will benefit and participate.** Mendocino County as a whole, with a median household income of \$43,134 (71% of the statewide median of \$61,017)<sup>1</sup> qualifies as an Economically Disadvantaged community. Partnering Cities both qualify as Severely Disadvantaged, as discussed in Section 3, Step 3 and in Section 7. EDC residents will benefit from the project through: increased access to healthy food, as community gardens and farmers markets are allowed by right; increased access to safe and healthy physical activity; and increased awareness of the need and strategies for reducing water and energy consumption, which will represent a financial savings to residents. Proposal implementation will reduce the need for personal auto ownership, thus reducing household expenses of low-income residents, and reducing the burden on low-income residents, seniors, and residents of color who most rely on alternative transportation, and are most likely to be prevented from obtaining needed health care due to transportation problems. These residents are also least likely to have adequate housing, which will be remedied by increased land zoned for affordable and multi-family units, and encouraging second units, cluster housing, and housing above commercial spaces. Migrant laborers and the disabled will benefit from new standards and zoning for farmworker units and group homes. Residents will also benefit from a cleaner physical environment, with better water and air quality.

Throughout the community outreach process, specific strategies will be used to encourage the participation of community residents, especially low-income residents. These will include: outreach conducted in Spanish and English through websites, news media, and radio stations; partnering with local safety net organizations to conduct outreach to their constituencies; and scheduling community forums at times and locations that are convenient for the working population.

**2. Indicators of EDC benefits.** Since all project jurisdictions are EDCs, all of the indicators included in Section 4C will assess benefits to EDCs. Some indicators that disproportionately affect EDCs include:

- Promote Equity (ADA access, access to energy efficiency improvements, percentage reporting transportation as a problem in meeting health needs)
- Promote Public Health (percentage obese or overweight, percentage diagnosed with asthma)
- Increase Housing Affordability (affordable housing, percent spending  $\geq 35\%$  of income on housing)
- Strengthen the Economy (proportion of jobs paying above self-sufficiency standard)

**3. Barriers to sustainability.** Barriers to sustainability addressed by the project include zoning codes that limit infill, mixed-use and affordable housing development and the location of farmers markets and community gardens; restrictions to reuse of rainwater and greywater; lack of knowledge of baseline GHG

<sup>1</sup> US Census (<http://quickfacts.census.gov/qfd/states/06/06045.html>) and <http://www.city-data.com>.

emissions and policies and programs to reduce GHG emissions; limited transportation options (*e.g.*, carpooling, bike trails, and streetscape improvements); and lack of knowledge about and incentives for green building standards and techniques. Many of these barriers have been addressed through policies that are incorporated in General Plan updates, but the codes have not yet been updated to reflect these changes. Barriers will be addressed through development standards and requirements that promote sustainability principles, which are lacking in existing zoning codes.

### **Improve Air and Water Quality**

#### **Air Quality**

**1. Strategies.** Mendocino County's Land Use Code will:

- Incorporate new subdivision road standards to reduce fugitive dust from construction activities and allow Low Impact To Hydrology (LITH) standards for rural residential development (*e.g.*, narrower roads, rolling dips, and outslowing versus reliance on ditch culverts).
- Include development standards for implementation of transit, bike, and pedestrian site designs.

Participating Cities will develop and implement Climate Action Plans (Fort Bragg, Ukiah) and conduct a Municipal and Citywide GHG Emissions Inventory (Ukiah).

<b>2. INDICATORS</b>	<b>BASELINE</b>	<b>TARGET</b>
Particulate Matter (PM-10)	PM does not exceed state standard of 50 $\mu\text{g}/\text{cm}^3$ (County); 25,000 lb criteria air pollutants (Fort Bragg).	Decrease by 10% by 2015.
GHG Emissions	1,181 MTCO <sub>2</sub> e in 2007 (Fort Bragg).	Decrease by 15% by 2015 and by 20% by 2020.

**3. Consistency with State Implementation Plan (SIP).** Although the State has not established a SIP for the north coast, the 2009 Regional Haze Plan does apply to Mendocino County. The plan covers particulate pollution, including sulfates, nitrates, organics, soot, fine soil dust, and particles, that contributes to regional haze that impairs visibility and adversely impacts public health. The Mendocino County plan includes a target of reducing particulate matter by 10% by 2015.

#### **Water Quality**

**1. Strategies.** Mendocino County's Land Use Code will:

- Require integration of Low Impact Development (LID) techniques, to minimize impervious surface areas, maximize on-site retention of stormwater runoff, and preserve existing vegetation.
- Develop a review process to implement LID in projects requiring County approval.

Fort Bragg will adopt LID policies in its General Plan Sustainability Element.

<b>2. INDICATORS</b>	<b>BASELINE</b>	<b>TARGET</b>
Stormwater runoff	5% of projects include LID treatment mechanisms; 10% of projects include LID mechanisms (Fort Bragg).	100% of projects utilize LID techniques.

**Consistency with Integrated Regional Water Management Plan.** Consistent with NCIRWMP objectives, the project requires stormwater management and treatment to be included in proposals.

#### **Promote Public Health**

<b>1. INDICATORS</b>	<b>BASELINE</b>	<b>TARGET</b>
Walkability and bikability	Walked/biked/skated to or from school in past week in 2007: 22.4% (CHIS).	Increase % that walk/bike to school to >30% by 2020.
Overweight/obese population	Overweight or obese adults, 2007: 59%, and low-income children in 2007: 48% (CHIS, PedsNSS).	Decrease % overweight/obese adults to <57% and low-income children to <46% by 2020.
Population with asthma	Total population ever diagnosed with asthma 2007: 11.3% (CHIS).	Decrease those diagnosed with asthma to <9% by 2020.

**2. A healthy community.** The County General Plan states that the county “is committed to the health and well-being of all its residents, and shall implement land use plans that promote health...and will collaborate with local communities and organizations to promote all aspects of wellness in county populations...and reduce health disparities in low-income communities.” The County Land Use Code, and Ukiah and Fort Bragg activities will codify implementation of these principles. Examples include:

- **Basic Needs.** Increases access to community gardens and farmers markets; incorporates green space; and increases walkability, bikability, and safety, making physical activity a part of everyday life.
- **Environment.** Improves air and water quality, preserves open spaces and agricultural lands, reduces GHG emissions, and supports efficient energy use.
- **Economic and Social Development.** Decreases water and energy consumption and promotes green building standards, which will generate jobs. Provides for affordable housing and reduces vehicle dependency, allowing low-income residents to devote income to other basic needs.
- **Social Relationships.** Engages residents in planning processes and increases social capital indicators such as mental health and social cohesion by encouraging development that gets people out of their cars and onto their feet on the streets of their communities.

**3. Identification of co-benefits and mitigation of adverse consequences.** The most vulnerable communities must be proactively protected both from bearing the brunt of pollutant emissions and from suffering the worst effects of climate change in the forms of heat illness, illnesses transmitted by microbes or vectors, and inadequate access to clean water and healthy foods. Reducing auto travel through location-efficient development and increasing transit availability will reduce not only emissions but also respiratory ailments, obesity and associated chronic diseases, motor vehicle collisions, and social isolation. CHS review of planning documents will help prevent or mitigate adverse consequences.

**4. Coordination and collaboration with health department.** Because CHS, the county public health department, is the grant applicant and will provide project coordination, every project component will be reviewed in terms of its likely impact on public health and social equity. See Section 3, Step 4.

### **Promote Equity**

**1. Strategies.** By directing development to existing communities and increasing walking and biking opportunities, low-income residents will be able to drive less or reduce car ownership, increasing the amounts they can spend to meet other needs, such as education, home equity, and health insurance. Increasing transit options and locating residences within walking distance of amenities will lead to greater social equity. Populations most vulnerable to effects of climate change are those that have a high probability of exposure or lack the capacity to adapt to expected changes—infants, the elderly, and people with chronic illnesses such as asthma and heart disease. By reducing GHG emissions and concentrating development, the County and Cities will reduce the burden on vulnerable populations and increase the likelihood that residents will be able to access health and other services. The Land Use Code will:

- Provide standards and enforcement for affordable housing and multi-modal transit options.
- Create standards for infill and mixed-use development, farm labor units, and at-risk groups.
- Develop implementing language for General Plan principles and policies promoting equity.

In addition to directing development to existing urbanized areas to reduce auto dependency, Cities will:

- Include policies for home energy audits, home energy efficiency retrofits, and energy efficient appliance upgrades for low-income households (Fort Bragg, Ukiah).
- Use inventory to develop criteria for effective use of Utility Community Benefit Funds (Ukiah).

<b>2. INDICATORS</b>	<b>BASELINE</b>	<b>TARGET</b>
Energy audits and incentives	Current program limited to refrigerator replacements (Fort Bragg). Green Business Program (County).	Increase low-income access to energy audits and energy efficiency improvements.
% report transportation as a barrier to health	In 2006, 14.8% of Mendocino County residents cited transportation as a barrier to meeting health needs.	Decrease % reporting transportation as barrier to health to <10% by 2020.

**3. How EDCs will be engaged in planning process.** During the community outreach process, specific strategies will be used to encourage the participation of community residents, especially low-income residents. These will include: outreach conducted in Spanish and English through websites, news media, and radio stations; partnering with local safety net organizations to conduct outreach to their constituencies in each community; and scheduling community forums at convenient times and places. Specific outreach will be conducted with Native American tribes and low-income housing areas, working with community partners that serve these communities, such as North Coast Energy Services and Northern Circle Indian Housing Authority. See Section 3, Step 3 for further details.

### ***Increase Housing Affordability***

**1. Strategies.** Mendocino County's Land Use Code will:

- Evaluate the potential for reduced lot sizes and/or increased densities and promote second units.
- Allow exceptions to facilitate affordability (e.g., setbacks, lot configuration, lot coverage, parking).
- Amend commercial zones to allow emergency and transitional housing by right.
- Provide for a range of housing types to meet the needs of special populations (seniors, single-parent families, large families, individuals with disabilities, homeless, and farm workers).

Ukiah will develop a Downtown Zoning Code that facilitates multi-unit residential development, live-work units, single-room occupancy, and mixed-use development by right.

<b>2. INDICATORS</b>	<b>BASELINE</b>	<b>TARGET</b>
Affordable housing stock	Supply meets Housing Needs Allocation for extremely low/very low/low income.	Increased units and variety of affordable housing.
People spending more than 35% on housing	46.9% of mortgage holders spent >35% of income on housing in 2006-2008, as did 48.5% of renters.	Reduce % spending >35% of income on housing to 40% for owners and to 43% for renters.

**3. Consistency with RHNA housing affordability requirements.** The RHNA requires that 73% of needed affordable housing units (2,552 units) be accommodated in unincorporated areas. The project will incorporate development standards into the Land Use Code to provide for mixed use and affordable housing developments, increasing the capacity to achieve this goal.

### ***Promote Infill and Compact Development***

**1. Strategies.** Mendocino County's Land Use Code will:

- Contain new classifications and development standards for mixed-use developments, including higher densities, combined commercial and residential structures, and live-work units.

Cities will:

- Incorporate incentives for infill development in the Sustainability Element of General Plans.
- Locate housing close to services, increase density, and incorporate walkable features (Ukiah).
- Integrate changes that reduce hurdles for mixed-use development and allow greater opportunities for infill of vacant and underutilized City parcels (Ukiah).

<b>2. INDICATORS</b>	<b>BASELINE</b>	<b>TARGET</b>
Mixed use and clustered development	<10% of projects utilize compact development (Fort Bragg and Ukiah)	Increase mixed use and clustered development to 20% by 2020.

### ***Revitalize Urban and Community Centers***

**1. Strategies.** Mendocino County's Land Use Code will:

- Incorporate safescapes with pedestrian-friendly lighting.
- Ensure that there are no barriers that disconnect neighborhoods.
- Remove barriers to infill development and encourage growth in existing communities.

Cities will increase the vibrancy of town centers by increasing 24-hour activity, through:

- Encouraging residential development of different types above commercial spaces.



- Increasing height allowances.
- Integrating completion of the Downtown Specific Plan (currently in progress) into a Sustainability Element and implementing ordinances.
- Requiring downtown storefronts to abut sidewalks and locate parking behind buildings.
- Requiring storefront facades to meet design standards to be compatible with community priorities.
- Reducing parking requirements for parking facilities shared for different uses (Ukiah).

2. INDICATORS	BASELINE	TARGET
Percent of adults who feel safe	78.3% of Mendocino County adults felt safe in 2007.	Increase % of adults who feel safe to >85% by 2020.
Percent occupancy of commercial buildings	Ukiah occupancy rate for office and retail properties was 88.8% in 7/2010.	Increase office/retail occupancy rate to 95% by 2020.

### ***Protect Natural Resources and Agricultural Land***

#### **1. Strategies.** Mendocino County's Land Use Code will:

- Combine current zoning ordinance, land regulation, and resource protection ordinances addressing encroachments onto agricultural lands and forestlands.

The County and Cities will:

- Include specific policies and programs to protect natural resources.
- Include tree preservation and protection standards (Ukiah, Downtown Zoning Code).

2. INDICATORS	BASELINE	TARGET
Resource protection	60% of applicable projects incorporate adequate protection measures.	100% of development incorporates resource protection.
Acres of land in farms	In 2007, 608,674 acres were in farmland.	No net loss of farm acreage.

**3. Consistency with relevant plans.** The County will create a comprehensive Code that: combines current zoning ordinance, land regulation, and resource protection ordinances to address encroachments onto agricultural and forest lands; provides standards to protect stream corridors and riparian vegetation; and controls erosion from surface mining, as outlined in relevant policies and in the General Plan.

### ***Reduce Automobile Use and Fuel Consumption***

#### **1. Strategies.** Mendocino County's Land Use Code will:

- Allow increased land use densities and intensities proximate to multi-modal transportation corridors.
- Require new development to construct or support pedestrian and bicycle systems.
- Remove barriers to infill development and encourage growth in existing communities.

Cities will:

- Remove barriers to infill development and encourage growth in existing communities.
- Focus Climate Action Plan on reducing all types of fuel use throughout city operations (Fort Bragg).
- Identify and evaluate potential renewable energy projects (Fort Bragg: solar plant on city roof tops, wind power at former mill site).
- Use GHG Emissions Inventory to support use of electric/alternative fuel vehicles, widen sidewalks, create bike lanes, and support policies for mixed-use development and live/work units (Ukiah).

2. INDICATORS	BASELINE	TARGET
Vehicle Miles per Person per Day (VMT)	VMT = 28 miles per day.	Reduction in VMT by 10% by 2020.
% of commuters driving alone	69.5% in 2006-2008.	Decrease % of commuters driving alone to <60% by 2020.
GHG emissions	300 MTCO <sub>2</sub> E per year in gasoline and diesel related emissions (Fort Bragg).	Reduction of 45 MTCO <sub>2</sub> E by 2015.

**3. Consistency with California Transportation Plan.** By developing standards and processes that increase opportunities for residents to travel by foot or bicycle, the project supports the concept of sustainable "livable communities" as put forward in the California Transportation Plan (CTP). The

collaboration of all county jurisdictions in this project is aligned with the CTP's principles of fully integrated transportation systems that effectively connect jurisdictions with seamless boundaries.

### **Improve Infrastructure Systems**

**1. Strategies.** Mendocino County's Land Use Code will:

- Contain provisions for parkland and community park improvements.
- Include development standards to address existing and proposed roadways.

Cities will:

- Identify appropriate infrastructure improvements (*e.g.*, bike paths, wide sidewalks, water pumps).
- Accommodate development of parks and trails.

2. INDICATORS	BASELINE	TARGET
Identified infrastructure improvements	Capital improvement programs do not consider GHG emissions, etc.	Projects ranked by energy use and GHG emissions.
Parks acres per resident (parkscore.org)	Fort Bragg and Ukiah are park deficient, with <3 acres parkland/1,000 residents.	Increase to >3 acres/1,000 residents by 2020.

### **Promote Water Conservation**

**1. Strategies.** Mendocino County has developed a Clean Water Plan and submitted a funding request to the State Revolving Fund to retrofit county campuses for water conservation, xeriscape, and rainwater capture. Mendocino County's Land Use Code will reduce water demand by:

- Developing standards for rainwater harvest and greywater recovery.
- Developing landscaping standards that incorporate drought-tolerant landscaping, including listings of native and drought tolerant plants, and limit agricultural irrigation.

Cities will address the water conservation objective by:

- Increasing the number of projects with native drought-tolerant landscaping and water efficient plumbing (Fort Bragg and Ukiah).
- Applying water conservation strategies to city facilities, parks, and golf course (Fort Bragg/Ukiah).

2. INDICATORS	BASELINE	TARGET
Per capita water consumption	179-200 gpd per person (Ukiah Valley). 120 gpd per person (Ukiah). 105 gpd per person (Fort Bragg).	Reduce per capita water use by 2-3% by 2015 and 20% by 2020.
Agricultural water use	25,669 acre-feet utilized (central inland area).	Reduce agricultural water usage by 10% by 2020.

**3. Meeting state water reduction goal.** The proposal will achieve the target goal of reducing water consumption by 20% by reducing water demand through standards for rainwater harvest, greywater recovery, and drought-tolerant landscaping.

**4. Consistency with Integrated Regional Water Management Plan.** The proposed strategies and target outcomes are aligned with the state target as specified in the California Department of Water Resources Water Plan and the North Coast Integrated Regional Water Management Plan (NCIRWMP).

### **Promote Energy Efficiency and Conservation**

**1. Strategies.** Mendocino County's Land Use Code will increase energy efficiency and conservation by:

- Revising zoning ordinances to incorporate standards/incentives for LEED compliant projects.
- Amending zoning ordinances to allow exceptions from height limits or other restrictions to accommodate solar heating or electrical systems.
- Providing streamlined development review for projects that meet LEED standards.
- Requiring strategies for renewable energy and conservation (*e.g.*, passive solar building design, lot orientation, tree cover, and facilities that accommodate alternative and renewable energy modes).
- Ensuring that outdoor lighting meets International Dark Sky Association (IDA) standards.
- Using public benefit funds for incentives for efficiency and conservation.

Cities will meet energy efficiency and conservation objective by:

- Increasing the number of LEED and *Build It Green* standard compliant projects.
- Developing standards for renovations to existing buildings and new construction.
- Ensuring that outdoor lighting meets IDA standards.

2. INDICATORS	BASELINE	TARGET
Residential energy consumption	115 GW hours annually (Ukiah).	Reduce consumption by 20% by 2015.
LEED certified buildings	1 LEED certified building (Fort Bragg). 0 LEED certified buildings (Ukiah).	Increase percent new development that is LEED certified to 15% by 2015.
Energy use for City operations	12,571 MMBtu (Fort Bragg).	Decrease total energy use by 15% by 2015 and 30% by 2030.

### ***Strengthen the Economy***

**1. Strategies.** City sales tax revenues should increase significantly after proposed changes are built out, due to increased economic activity directed toward vibrant town centers, which will be achieved by assuring an accessible core of civic services, design standards, a mix of uses, and compact housing options for all incomes. The County and the Cities will strengthen the economy by:

- Increasing the ability of developers to more accurately scope development projects.
- Reviewing development proposals more effectively and in a timelier manner.
- Removing barriers to infill development and encouraging growth in existing communities, thus reducing funds spent on infrastructure and maintenance.
- Requiring and improving pedestrian and bicycle facilities to reduce household transportation costs.

2. INDICATORS	BASELINE	TARGET
City sales tax revenue	In 2009, the sales tax revenues collected in Ukiah and Fort Bragg were \$3,558,180 and \$1,273,165, respectively.	Increase sales tax revenues by 15% above baseline by 2015.
Percent of jobs paying a living wage	In 2008, 40% of county jobs paid above the self-sufficiency standard for a single adult with an infant, as did 67% of jobs for a household of 2 adults with children.	Increase jobs that pay above self-sufficiency standard to 45% for a single parent/72% for couple with 2 children, by 2020.

## **STEP 3. PRIORITY CONSIDERATIONS**

➤ **The Step 3 narrative addresses all Priority Considerations to earn the maximum 28 points.**

### ***1. Demonstration of Collaboration***

**1a. Partner tasks.** Community Health Services (CHS) and partner jurisdictions will meet quarterly to provide updates, share best practices, and discuss challenges and solutions. Meetings will also provide a setting for sharing plan language, format, and development processes; identifying and developing projects to achieve the objectives; and coordinating input to the Mendocino Council of Governments (MCOG) Sustainability Blueprint planning process. To the extent possible, jurisdictions will also share community outreach and promotion strategies by coordinating scheduling of community meetings and posting reciprocal links on websites to other jurisdictions. Sharing community outreach and planning document formats represents a strong collaborative tool that will reduce the costs borne by each jurisdiction.

**1b. Involvement of other entities.** Partner jurisdictions will coordinate with and seek input from MCOG, Mendocino Transit Authority, Mendocino County Air Quality Management District, health and human services organizations, tribal governments, and other agencies and key stakeholders. Representatives of these entities will be invited to participate in community meetings, review and comment on draft plans,

and work with their constituencies to encourage their participation. Cities will work with local Chambers of Commerce, safety net clinics and organizations, and other community-specific groups (*inter alia*, Noyo Headland Unified Design Group in Fort Bragg, and Ukiah Main Street Program in Ukiah). Cities will also turn to groups such as the *US Green Building Council* and *Build It Green* to identify model green building language and the *International Council for Local Environmental Initiatives* (ICLEI) for completion of greenhouse gas inventories. Throughout the project, Cities will share their work. For example, Fort Bragg has already completed a portion of its Climate Action Plan and will share it with the County and the City of Ukiah, and Ukiah will share the results of its Greenhouse Gas Emissions Inventory.

**1c. Community engagement.** To increase community access, project updates, meeting notices, and all draft and completed codes, plans, and elements will be posted on partner websites. Outreach materials and implementation brochures will be translated and widely distributed in Spanish. Furthermore, each partner website will include links to the websites of all partners, with brief explanations of how county jurisdictions are working together to reduce GHG emissions. Tribal communities will be engaged in outreach and promotion through tribal councils and Consolidated Tribal Health Project. Final public hearings will be held before each jurisdiction's planning commission and governing body. The County will hold public meetings in four regions of the county. In addition, written input will be invited, via the website, by mail, or by email. Meetings will be promoted, in Spanish and English, through radio and newspaper announcements, and Spanish translation will be available, as needed. Partner Cities plan to hold sustainability and visioning workshops and/or focus groups in low-income neighborhoods and will invite the participation of local nonprofit organizations and business owners as well as residents. MCOG has already scheduled seven public meetings for review of its draft Sustainability Blueprint Plan, and these meetings will provide invaluable input for the planning processes of partner jurisdictions.

## **2. Best Practices**

**2a. Replicable tools and processes.** The following components may be useful models for other agencies:

- Mendocino County's proposed Sustainable Land Use Code will consolidate disparate land use elements (Title 17, Title 20, and portions of Title 22) into a comprehensive tool for land use review.
- Fort Bragg's completed Climate Action Plan and Sustainability Element will be excellent models for small communities with populations of 10,000 or less who want to increase their emphasis on green building, storm water management, low impact development, and energy efficiency.
- Ukiah's completed GHG Emissions Inventory will generate data that other communities can use for comparison with their own GHG emissions.
- Community Health Services' assessments of how plans and actions affect public health indicators and health behaviors will provide tools and measures for replication by other communities.

**2b. Promotion and sharing.** All jurisdictions will make planning documents available on their websites, place print copies in public locations (*e.g.* libraries, chambers of commerce), and present them at regional and state meetings. Summary documents and/or brochures will be available in Spanish translation.

## **3. Leveraging**

**3a. Matching commitments.** The proposal includes in-kind match contributed by each partner, consisting primarily of staff time and technical expertise. Approximately 22% of the total project cost will be covered through in-kind contributions totaling \$132,515. See Budget Narrative in Section 4A.

**3b. Potential funding.** Project partners do not anticipate a need for additional funds for completion of the proposed planning elements. Potential sources of funding for implementation, in addition to General Funds and Redevelopment Funds, include Community Development Block Grants (CDBG), State Transportation Implementation Program (STIP) funds, and Transportation Enhancement (TE) funds.

## **4. Addressing Climate Change Impacts**

**4a. Climate change impacts.** Mendocino County anticipates that rising temperatures will primarily affect inland areas, leading not only to increased numbers of heat wave events, heat illness, and generally drier conditions that increase wildfires, but also to larger and more erratic storm events, with associated flood risk. Coastal areas will be impacted by rising sea levels and increased flooding due to larger, more severe

storms. Changing weather patterns are likely to affect crop yields in the county's primary agricultural sectors—wine grapes and fruit and nut orchards. Increased overall temperatures could increase microbes and vectors that affect both crops and humans, as well as increasing allergen production.

**4b. Adaptation to climate change impact.** Mendocino County's Sustainable Land Use Code will require future development to increase tree canopy cover, provide design standards that consider optimal cooling configuration, and impose landscaping and vegetation retention requirements to reduce the heat island effect. The Code will include measures to reduce direct discharge to creeks and rivers, require water conservation, promote use of rain barrels/cisterns for gardening and household use, and increase floodplain protection to reduce flood damage costs. In the Cities, Climate Action Plans will enable jurisdictions to reduce GHG emissions, improve energy efficiency, and reduce operating costs. The Plans will include techniques, incentives, and regulations to promote and enforce green building and energy efficient measures to reduce GHG emissions associated with new development. Ukiah's GHG Inventory will provide a baseline against which the effect of reduction efforts can be measured. Encouraging compact infill development in existing communities will locate a greater proportion of the population within reach of emergency services such as health care and cooling centers in extreme weather events. Reducing sprawl will decrease risk of starting wildfires and loss of life and property when they occur.

### 5. Economically Disadvantaged Community

**5a. Benefits to EDC residents.** Mendocino County as a whole, with a median household of income of \$43,134 (equal to 71% of the statewide median of \$61,017)<sup>2</sup> qualifies as an economically disadvantaged community. Partnering Cities all qualify as severely disadvantaged, as shown below and in Section 7.

PARTNER JURISDICTION	2008 MEDIAN HOUSEHOLD INCOME	PERCENT OF STATEWIDE MEDIAN OF \$61,017
Mendocino County	\$43,134	70.7%
City of Fort Bragg	\$34,255	56.1%
City of Ukiah	\$39,257	64.3%

**5b. EDC participation.** As described earlier, specific strategies will be used to encourage the participation of community residents, especially low-income residents, including Spanish and English outreach conducted through websites, news media, and radio stations; partnering with local safety net organizations; and scheduling community forums at convenient times and places.

## STEP 4. ORGANIZATIONAL CAPACITY

➤ The following Step 4 narrative meets the criteria for the full 12 points allocated to this section.

**1. Experience and Expertise.** Mendocino County's Community Health Services (CHS) is the funding applicant. CHS has a long history of successfully planning, coordinating, and implementing state, federal, and foundation grant programs. When consultants are used, a staff person from the relevant jurisdiction will be assigned to work closely with and monitor the work of the consultant. CHS maintains a fiscal management system that accurately reflects fiscal transactions, with the necessary controls and safeguards; provides good audit trails, including original source documents (purchase orders, receipts, progress payments, invoices, time cards, cancelled checks, etc.); and provides accounting data so that total cost and cost effectiveness of individual projects can be readily determined. All records are maintained for a minimum of three years or as required by individual funders.

**2. Partners.** All partner jurisdictions have experienced planning departments that will carry primary responsibility for conducting project activities. Each partner either has the in-house expertise or will contract with professional consultants to draft proposed plans and elements. (Where appropriate, consultant costs are included in the budget request.) Each project partner will be responsible for completing the activities they have proposed; CHS will provide overall coordination and be responsible

<sup>2</sup> US Census (<http://quickfacts.census.gov/qfd/states/06/06045.html>) and <http://www.city-data.com>.

for required reporting and for monitoring timelines, budgets, and deliverables. Partners will meet on a quarterly basis to provide updates, share best practices, and discuss challenges and solutions, as described previously.

PARTNER	EXPERIENCE	ACTIVITY	TASKS
Mendocino County Community Health Services	Community Health Services has been collaborating with MCOG, the County Planning Department, and Cities throughout the County for several years to provide input on the health impact of major plans and projects.	Health Impact Assessments	Convene coordination meetings and administer grant.
Mendocino Co. Building and Planning Dept.	The Building and Planning Services Department Director and staff have expertise in the development of comprehensive code updates.	Land Use Code	Participate in coordination meetings, provide progress reports to Coordinator, complete proposed activities.
Mendocino County Water Agency	The Water Agency has been an active participant in community meetings for the General Plan Update, the Ukiah Valley Area Plan, and Environmental Impact Reports.	Stormwater Ordinance	
City of Fort Bragg	Fort Bragg recently completed a GHG Emissions Inventory and preparations for a Climate Action Plan. The City's General Plan Update was completed in 2006 and included some new sustainability measures.	Climate Action Plan Sustainability Element of General Plan	
City of Ukiah	Ukiah updated its General Plan in 1995, and amended it in 2004. The Climate Action Plan will be incorporated into this document. Ukiah is now completing in-house a General Plan Housing Element.	Climate Action Plan GHG Emissions Inventory Downtown Zoning Code	

**3. Management Plan.** Each partner will designate a contact person for the project. The Coordinator, a CHS employee, will check in with the contact person on a monthly basis to determine the extent to which the partner is performing on schedule and within budget, as detailed in the attached work plan (Section 4B). Where there are deviations from the work plan, the Coordinator will work with the jurisdiction to identify sources of technical assistance or to negotiate with the state for any needed changes in the work plan. CHS will dispense grant funds to each jurisdiction on a reimbursement basis.

**4. Contingency Plans.** CHS and its partners believe that the requested funding amount will be sufficient to carry out all proposed activities. However, if the project costs should exceed the budget amount, each jurisdiction will be responsible for providing funding to cover the cost overage, either through increased in-kind staff time or through allocation of additional funds. These funds will be drawn from the jurisdiction's General Fund and/or redevelopment monies.

**5. Implementation Plans.** The project Coordinator will be a CHS employee with planning experience. The Coordinator will be responsible for monthly check-in with each jurisdiction, convening quarterly coordination meetings, and monitoring timelines and budgets for the overall project. Although implementation will vary somewhat to comply with the policies and procedures of each jurisdiction, the overall implementation process will include: making staffing assignments and/or identifying and contracting with appropriate consultants; holding public hearings to collect community input; developing draft documents; presenting draft documents to the public; and finalizing documents to incorporate community input. These implementation steps are detailed in the work plan.